BUREAU OF STATISTICS

YUKON RENT SURVEY

December 2009

- The total number of apartments surveyed in Whitehorse in December 2009 ..... **838**
- The vacancy rate for all units surveyed in Whitehorse in December 2009 ..... **2.6%**
- The median rent for all units surveyed in Whitehorse in December 2009 ..... **$750**

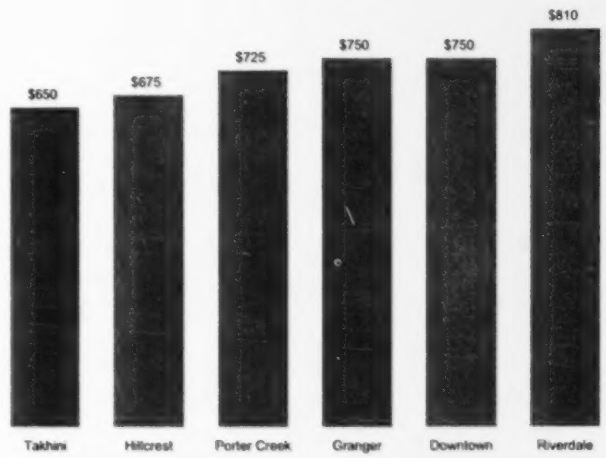
1 Monthly Median Rent

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Monthly Median Rent for All Units December 2008 to December 2009

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		$								
2009	Dec	750	750	750	675	725	810	650	775	650
	Sep	750	750	700	680	725	800	650	775	650
	Jun	750	725	700	678	725	800	650	775	650
	Mar	750	735	750	675	725	800	650	775	650
2008	Dec	750	725	700	675	725	800	650	775	650

Median Rents in Whitehorse, December 2009



The overall median rent in Whitehorse remained the same over the last year at $750. However, when comparing December '08 with December '09, the median rents in Whitehorse subdivisions changed as follows:

- Downtown rents increased $25, or 3.4%.
- Granger rents increased by $50, or 7.1%.
- Hillcrest rents remained the same at $675.
- Porter Creek rents remained the same at $725.
- Riverdale rents increased by $10, or 1.3%.
- Takhini rents remained the same at $650.

The median rent in Watson Lake remained the same at $775 between December '08 and December '09. The median rent in Dawson City also remained the same at $650.

2 Vacancy Rate

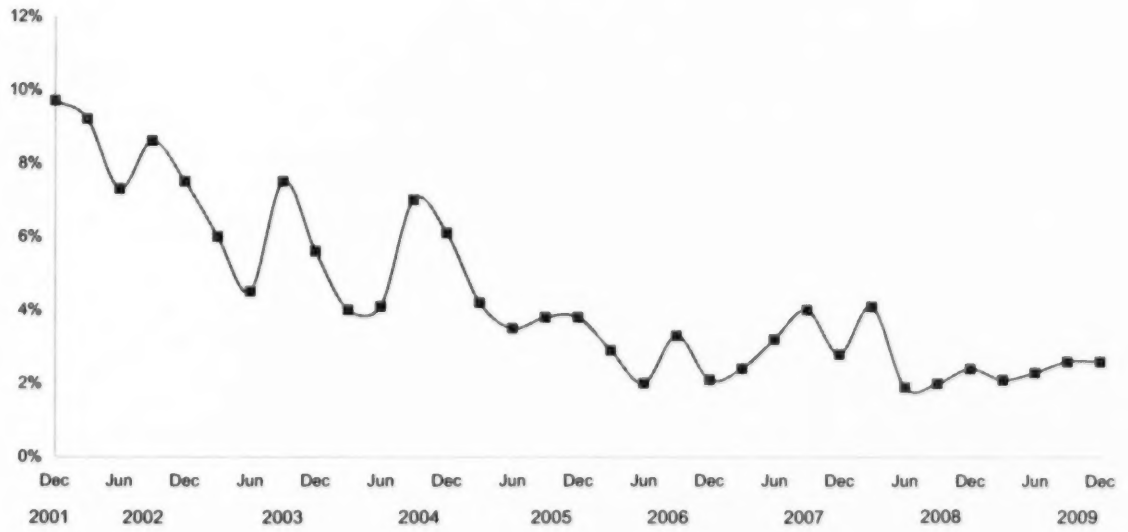
'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
December 2008 to December 2009

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		%								
2009	Dec	2.6	2.3	0.0	6.3	0.0	2.3	5.9	14.3	0.0
	Sep	2.6	2.6	0.0	4.1	0.0	2.3	5.9	14.3	0.0
	Jun	2.3	1.7	0.0	2.1	0.0	2.6	5.9	14.3	0.0
	Mar	2.1	2.0	0.0	0.0	0.0	2.9	2.0	14.3	0.0
2008	Dec	2.4	2.0	0.0	2.1	0.0	2.6	5.9	14.3	0.0

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low. With the exception of March 2008, the vacancy rate has been 4.0% or below since June of 2005. The December 2009 vacancy rate of 2.6% is only 0.7 percentage points above the June 2008 rate (1.9%), which was the lowest on record since September 1991. December's vacancy rate represents 22 vacant apartments out of 838 surveyed.

Whitehorse Vacancy Rate
December 2001 to December 2009



3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $810 in Riverdale to a low of $650 in Takhini. As would be expected, overall median rent in Whitehorse for 3+ bedroom units was highest at $850, followed by 2-bedroom apartments at $800, 1-bedroom apartments at $750, and bachelor units at $650.

Median Rent by Apartment Size and Location, December 2009

	Whitehorse	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	$								
ALL	750	750	750	675	725	810	650	775	650
BACHELOR	650	650	..	500	590	838	650	675	600
1-BEDROOM	750	750	650	550	650	825	750	625	700
2-BEDROOM	800	825	750	825	863	800	..	875	..
3+ BEDROOM	850	915	..	..	925	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger and Porter Creek to a high of 6.3% in Hillcrest. Overall in Whitehorse, the highest vacancy rate was found in bachelor suites (3.9%), followed by 2-bedroom apartments (3.4%), and 1-bedroom apartments (1.5%).

Vacancy Rate by Apartment Size and Location, December 2009

	Whitehorse	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	%								
ALL	2.6	2.3	0.0	6.3	0.0	2.3	5.9	14.3	0.0
BACHELOR	3.9	3.9	..	0.0	0.0	0.0	4.7	33.3	0.0
1-BEDROOM	1.5	1.1	0.0	4.5	0.0	0.0	12.5	0.0	0.0
2-BEDROOM	3.4	3.3	0.0	10.0	0.0	3.2	..	21.1	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

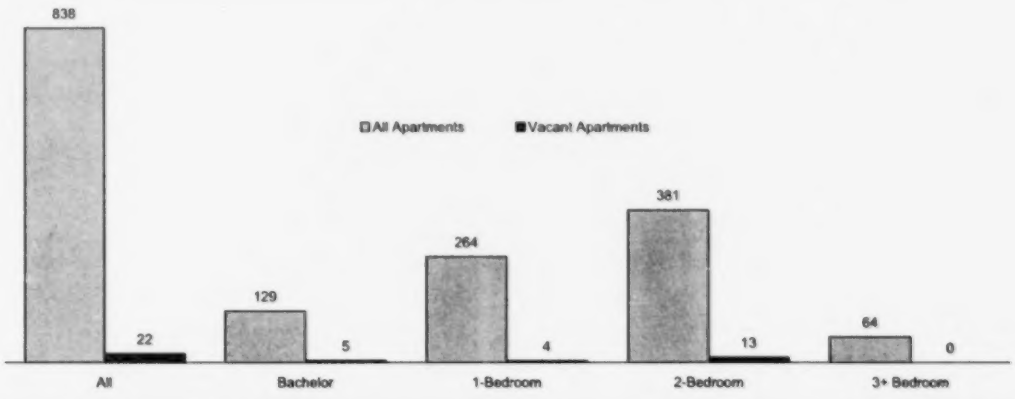
4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 838. Of these, 22, or 2.6%, were vacant as of December 2009. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, December 2009

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	838	349	20	48	23	347	51	35	8
	vacant	22	8	0	3	0	8	3	5	0
BACHELOR	number	129	76	..	6	2	2	43	3	4
	vacant	5	3	..	0	0	0	2	1	0
1-BEDROOM	number	264	174	4	22	10	46	8	12	4
	vacant	4	2	0	1	0	0	1	0	0
2-BEDROOM	number	381	91	16	20	4	250	..	19	..
	vacant	13	3	0	2	0	8	..	4	..
3+ BEDROOM	number	64	8	..	..	7	49	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, December 2009



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

Yukon
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